



# FREDERICK COUNTY GOVERNMENT

## DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner  
County Executive

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### FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

August 4, 2021

**Address:** 3513 Urbana Pike, Urbana

**Meeting Date:** August 4, 2021

**Applicant:** Don Holmes

**Report Date:** July 15, 2021

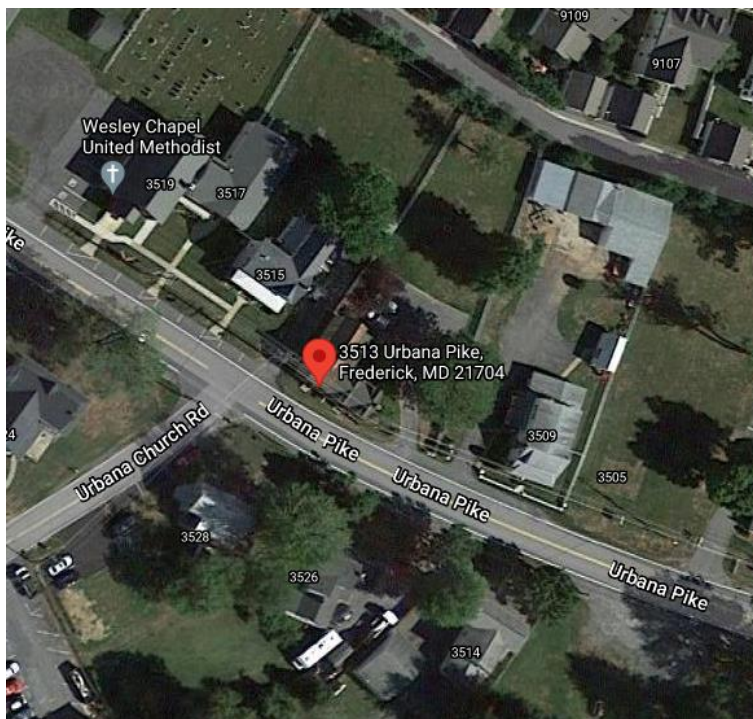
**Case No.:** COA 21-03

**Staff:** Amanda Whitmore

**Proposal:** Roof Replacement

### PROPERTY DESCRIPTION

The Smith's Store and Residence is listed on the County Register of Historic Properties (CR # 99-02). The property includes the entire parcel which includes one historic structure. The structure was built in 1830 in three sections as a combined dwelling and store. The property is accessed from Urbana Pike.



**Fig. 1: Subject property.**

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## **PROPOSAL**

The applicant proposes to replace the existing corrugated roofing over the two-story dwelling and the existing asphalt roofing on the one-story rear porch with standing seam metal roofing at the subject property. The proposed standing seam metal roofing will have one-inch-high mechanically locked vertical seams, spaced 21" apart with turned ridge caps. Snow guards will be placed at each seam.

The applicant has stated that the corrugated roofing is failing, with loose roof sections, major gaps along ridgelines, no underlayment, and poor flashing, requiring replacement. Additionally, the applicant states that the roof tiles over the one-story porch are also failing and leaks are occurring. Standing seam metal roofs are an appropriate and compatible material for the subject property.



**Fig. 2: Existing roofing materials (top, black text) and proposed roofing materials (bottom, red text)**

## **APPLICABLE GUIDELINES**

When reviewing alterations to a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

## **Frederick County Code: Chapter 1-23-7B**

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.
- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

## **Frederick County Register of Historic Places Design Guidelines**

The *Guidelines* contain a Roofs section (Chapter 4-B) that should be referred to when reviewing this COA application. This section of the guidelines provides the following guidance:

*Roof Systems (Ch. 4-B.1):* If the roof structure is deteriorated beyond repair, the replacement structure must result in a roof of the same form, shape, and dimensions.

*Roof Color (Ch. 4-B.1):* Roof colors, finishes, and textures should correspond with the original material or be of a dark, neutral color. Factory-finishes should reflect traditional hues.

*Flashing (Ch. 4-B.2):* Quality material should be used for new flashing, and attention must be paid to ensure that the flashing and fasteners are compatible with the other roofing materials to avoid corrosion.

*Metal Roofing (Ch. 4-B.3):* The form, seaming, panel width, finish, and color will be reviewed by the Commission on a case-by-case basis.

*Roof Maintenance, Repairs, and Replacement (Ch. 4-B.4):* If replacement is necessary, replace the historic roofing with materials that match the existing roofing in-kind, whenever possible. Modern materials are acceptable for the roof substrate in order to meet code requirements and roofing manufacturer recommendations. During roof replacement, take care to protect adjacent historic features from damage, such as cornices, windows, trim, decorative roof features, and chimneys.

### **Secretary of the Interior's Standards for Rehabilitation**

The *Standards* define rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* that are most applicable to the application before the Commission are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

### **STAFF DISCUSSION**

The applicant proposes to remove the existing corrugated metal roofing and asphalt roofing over the porch and replace it with new standing seam metal roofing.

The structure consists of a two-story brick residence on the north attached to a one-and-a-half-story brick store on the south. A rear two-story wing extends from the residence to the northeast. The roof over the one-and-a-half-story store and rear porch was replaced in 2009 with asphalt shingles as a routine maintenance project approved by Staff. Previously, these roofs were covered with corrugated metal roofing. The corrugated metal roofing on the two-story dwelling has been in place since at least the mid-1980's as evidenced by photographs.





**Fig. 3: Photograph of subject property in the mid-1980's**

Due to the degradation of the corrugated metal roofing and porch roofing material, and the fact that it is causing additional damage to the interior, Staff finds that removing the existing corrugated metal roofing and existing asphalt roofing over the porch will not adversely impact the historic character of the structure and recommends approval under 1-23-7(C).

The applicant proposes to install standing seam metal roofing with an underlayment and new flashing on the two-story dwelling and rear porch. The standing seam metal roofing will have one-inch seams spaced 21" apart with a turned ridge cap. Staff finds that the replacement of the corrugated metal roofing and asphalt roofing over the rear porch with the standing seam roofing is an appropriate and compatible material for the subject property and that the project will not alter character-defining features of the subject property. Staff further finds that the project is appropriate under 1-23-7(B)(1), the Guidelines, and Standards #2, #6, and #9.

### **STAFF RECOMMENDATION**

Staff recommends the Commission **approve** COA #21-03 under the criteria for Application Review in Chapter 1-23-7(B) (1) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character to the landmark and the surrounding area and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #6, and #9. Included with the approval is the general condition that the applicant will notify the Historic Preservation Planner if they propose to make any alterations to the approved plans.